

MINUTES OF THE MEETING

September 9, 1999

Projects Reviewed

Bell Town Cottage Property
Magnuson Park (Sand Point) Master Plan
Commission Recruitment
Evers Pool HVAC Renovation
Westlake Park Improvements

Convened: 8:30am

Adjourned: 2:00pm

Commissioners Present

Rick Sundberg, Chair
Moe Batra
Gail Dubrow
Robert Foley
Jeff Girvin
Nora Jaso
Jon Layzer
Peter Miller

Staff Present

John Rahaim
Peter Aylsworth
Karen Sherwood

090999.1 Project: **Bell Town Cottage Property**

Phase: Scope Briefing

Presenters: Kevin Colby, Cottage Property Planning Committee
Glen MacGilvra, Cottage Property Planning Committee

Attendees: Beverly Hoskin
Hal Weeks, Cottage Planning Project, Belltown Community Council
Myke Woodwell, Friends of the Belltown P-Patch

Time: .75 hr. (SDC Ref. # DC00084)

The Belltown Cottage Property, located adjacent to the Belltown P-Patch at Elliott Avenue and Vine Street, was purchased last fall in an effort to protect the P-Patch from adverse effects of future development on adjacent sites. There are three existing cottages on the property in addition to open space. William Hainsworth originally constructed the cottages in 1916, as part of a six-cottage cluster. They represent early wood-frame house construction that housed working class families after the regrade was underway. Permanent residents occupied the cottages until 1997. Since this time, the Friends of Belltown P-Patch and community members have been working with City staff to purchase the property and to plan its future.

After a series of public meetings, a list of goals and values was compiled for the site. Community members agreed that at least one of the cottages should be preserved, while some wanted all three to be preserved. The Cottage Park Planning group will continue to work with City staff while exploring possible uses for the site. It has not yet been determined whether or not the cottages should be preserved or removed.

Discussion:

Jaso: How much of the property is occupied by the cottages?

Colby: The cottages take up approximately 50 percent of the total property area. Parks Department staff has concerns regarding the appropriateness of using Open Space funds on a project that has limited open space and includes restoration of existing structures.

Sundberg: Has the Seattle Landmarks Board reviewed the cottages?

McGilvra: A Landmarks nomination was prepared and submitted to the Landmarks Board. It was returned for some technical corrections, but was not resubmitted because the Parks Department requested that we postpone it until after the purchase of the property was completed.

Dubrow: This project must absolutely go to the Landmarks Preservation Board. The Parks Department is responsible for the stewardship of their resources, which often includes structures as well as landscapes. Landmarks Board review of this project is a crucial component of the planning and design process. The cottages preserve a sense of scale that has all but disappeared in the Belltown area.

Girvin: This project cries out for a gardener-in-residence, or a landscape architect-in-residence. It is a wonderful opportunity to have a person living in a cottage, providing 24-hour presence and interacting with visitors while offering educational opportunities. I encourage the Parks Department to explore creative solutions to how these facilities can be utilized.

Jaso: I agree. I think it was a great move for the City to purchase the property. The P-Patch and cottage sites provide a needed relief of open space in the downtown, even for people driving by.

Dubrow: The open space should be considered an integral part of the cottages, as cottage gardens rather than a buffer zone for the P-Patch. The cottages and the open space should be of the same character and scale.

- Jaso:** Will the P-Patch be extending into the new property?
- Colby:** Our impression is that the new property is to be public open space, not exclusive to P-Patch users.
- Dubrow:** The design and planning issues are being discussed, but without the benefit of a Landmarks Preservation Board ruling they can't be resolved.
- Sundberg:** Once the Landmarks issue is resolved the entire block must be considered as a whole, including the existing P-Patch site. It will be like developing a comprehensive plan for the block.
- Hoskin:** It is important that the cottages, as well as the open space, be inviting and open to all sectors of the public. The cottages offer a real opportunity to provide public amenities, such as restrooms and showers for homeless people and the general public.
- Weeks:** I don't see the open space as a significant destination park, but a local neighborhood hangout.
- Dubrow:** Is any connection with the Growing Vine Street project being explored?
- McGilvra:** Not extensively, but many of the same people involved in that project are involved in this one.
- Dubrow:** I encourage you to look at the objectives of larger projects in the surrounding area, including neighborhood plan objectives, to see how this project might fit in.
- Jaso:** If the caretaker approach is pursued, it should include some sort of professional that adds an interactive or educational component to the program. I like the idea of a landscape architect or artist-in-residence.
- Girvin:** There is a precedent for a caretaker approach in the region, and throughout the country. It is a valid approach that the Parks Department should explore further, with creative solutions.
- Jaso:** The "professional-in-residence" would eliminate potential privatization problems with a permanent resident.
- Miller:** I wonder if a European-model hostel would work in the cottages. It could give the program a boost.
- Dubrow:** The Seattle Arts Commission often brings in artists from out of town for short periods of work. There seem to be many opportunities to develop a creative, interactive, and educational component to the program while providing a 24-hour residential presence for security.
- Action:** **The Commission appreciates the presentation and community input on this project. The Commission makes the following comments and recommendations.**
- **The Commission strongly recommends continued discussions with the Landmarks Preservation Board on the important issues of stewardship regarding this property. A ruling from the Landmarks Board should precede further site planning and design work;**
 - **encourages that the property continue to be considered as a downtown resource and open space oasis for the neighborhood;**
 - **recommends development of an interactive program for the use of the cottages that incorporates the history of the site;**
 - **encourages the Parks Department to exemplify good stewardship of historic structures that contribute significantly to the character of the open space;**
 - **recommends that the cottages be considered as part of the open space;**
 - **encourages the Parks Department to develop creative solutions for**

program, use, and security issues;

- **requests a presentation of the project, with Parks Department representation, once the Landmarks Board has ruled and site planning is underway; and**
- **encourages the planning group to also consider how other Neighborhood Plan objectives may be met in the design or use of the property.**

090999.2 Project: **Magnuson Park (Sand Point) Master Plan**

Phase: Briefing

Previous Review: May 6, 1999

Presenters: Eric Friedli, Parks and Recreation
Ilze Jones, Jones and Jones

Attendees: Megan Atkinson, Jones and Jones
Steve Mah, Seattle Transportation

Time: 1.25 hr. (SDC Ref. # DC00059)

The Magnuson Park | Sand Point Concept Design will be presented to the City Council, Council of the Whole later this month. The concept design, developed with the recommendations and direction from the Blue Ribbon Committee, will include a major wetland restoration component, an athletic field complex, shoreline improvements, environmental restoration of Promontory Point, enlarging Sand Point Head, an off-leash dog area, the Community Campus, and the North Shore recreation area.

The wetland restoration will include the re-creation of Mud Lake with an outlet into Lake Washington. Storm water run-off from the entire site may be drained into the wetland and bio-filtered prior to entering Lake Washington. Additional soil studies are needed to determine how the water should be filtered based on levels of toxicity.

The athletic field complex will include a 400 M Track and fields for soccer, baseball, softball, volleyball, tennis, and basketball, as well as shelters, restrooms, a central green space, seating areas, and a playground. These fields have been consolidated between the wetland and the existing buildings on the west edge of the site. A landscaped visual barrier will separate the fields from the wetland landscape. In addition to the athletic field complex, there will be a sports meadow that contains four undesignated fields. These will require additional set-up prior to use, such as installing temporary goals, boundary marks, etc. The sports meadow is located north of the wetland and east of the track.

The off-leash dog area, located south of the athletic field complex, will include a pond, a large open meadow, and a heavily vegetated border. The dog area will not have lake access, but will be located in the active-use zone of the park, defined by the athletic complex, west of the wetland.

Discussion:

Dubrow: Are there any controversial issues that we should know about?



- Friedli:** The two major issues that will continue to come up are the off-leash dog area having lake access and more lighting and all-weather surfaces on the sports fields.
- Jaso:** Why don't the off-leash dog area supporters like the pond approach?
- Friedli:** They are skeptical about its success and think it will end up being a big swamp.
- Jaso:** The proposed location of the off-leash area is appropriate and I encourage you to hold the line on this issue.
- Batra:** Has NOAA responded to the proposal to share parking space?
- Friedli:** The official answer is still no, but the discussions are still going on and a long-term solution has not yet been reached. It is still a question of what NOAA property requires secured access. The wetland restoration will also provide NOAA, along with Western Fisheries Research Center and the Seattle Audubon Society, with additional research and educational opportunities.
- Dubrow:** The four-field sports meadow seems to be the only active use area that intrudes into the passive use, landscape area. Are these fields part of the original program requirements, or extra? It would be most favorable to have all of the active use areas within the designated zone.
- Jones:** They are part of the program requirements. The sports meadow fields will require some set-up, such as goals and boundaries, prior to being used.
- Foley:** Will the site drainage be filtered before entering the wetland, or is the wetland intended to be the filter prior to discharge into the lake?
- Jones:** We still need to complete a year-long soil study and analysis to determine the level of contaminants and how the water should be filtered. We know the quantity of water necessary to make the wetland work, but there are still some unknowns regarding the toxicity of runoff and what is needed to filter it. There is still a lot of work to be done on the wetland design.
- Jaso:** Is there an art component to the plan?
- Jones:** The plan doesn't include a specific art program, but specifies that the existing art installations should remain in their current locations.
- Friedli:** There will be a 1% For Art component of the improvement projects. Wendy Ceccherelli will be overseeing the art program for all of the Magnuson Park.
- Girvin:** What is the program for Pontiac Bay?
- Jones:** There will be a small boat launch area at the north end, a wood shop for boat building programs, a fenced storage area, parking, a grassy sloped area facing the lake, food concessions, and a public pier for temporary moorage.
- Girvin:** Is the streetscape along Sand Point Way being considered as part of the Master Plan?
- Friedli:** There will be new sidewalks on both sides of the street with new pedestrian and bicycle crossings to the Burke-Gilman trail. There has been discussion of a landscaped median in the center of the street, but the ROW may not be wide enough.
- Dubrow:** Will the bus stops on Sand Point Way be improved?
- Friedli:** Bus shelter improvements are not in the plan at this time, because they are in good shape now. We may add another stop at 70th Avenue. Metro has tested the interior bus route and they don't have any concerns about it.
- Foley:** The strength of this plan is the significant amount of public open space. Given the natural tendency to program space and the dynamic nature of Master Planning documents, it is crucial that the amount of unprogrammed space is protected.
- Friedli:** The Mayor has encouraged us to install the wetland system first so that encroachments are limited.
- Girvin:** I think the plan has developed nicely and will continue to improve. I am pleased with Pontiac Bay being looked at as an urban park shoreline area.

- Sundberg:** I like the progression of zones from urban, to active use, to rural landscape.
- Jaso:** It seems that the four fields in the sports meadow are encroaching into the landscape. Could they be moved?
- Jones:** We would like to fit them into the active use zone west of the landscape boundary.
- Friedli:** They could possibly be removed if the same number of additional fields were built elsewhere, so that the city has a net gain of play fields. This would require discussions between Parks and Recreation and the school districts.
- Action:** **The Commission appreciates the thorough presentation. The Commission is enthusiastic about the direction of the project and makes the following comments and recommendations.**
- **The Commission supports the general zoning of the site with active uses along Sand Point Way transitioning into the wetland landscape and the passive uses to the east;**
 - **has continued concerns regarding the location and sprawl of active play fields into the natural landscape;**
 - **recommends that the sports fields be limited to the west side of the eastern boundary of the organized sports area.**
 - **encourages negotiations between the Parks Department and the school district regarding alternative locations for the four play fields that are east of the organized sports area boundary;**
 - **recommends that the habitat and landscape restoration areas be constructed first and protected from future encroachment by more active uses; and**
 - **recommends that the off-leash dog area, as an active use, not be connected to the lake and remain on the west side of the park near the organized sports area.**

090999.3 Project: Commission Recruitment
 Phase: Discussion
 Time: .5 hr.

The Commission discussed recruitment of new Commissioners to fill the artist position, two engineer positions, and a new urban design or environmental design position. The Commission staff will advertise an announcement asking for resumes on a quarterly basis, so as to build up a file of interested professionals.

090999.4 Project: **Commission Business**

ACTION ITEMS:

A. Minutes of the August 19th Meeting: APPROVED AS AMENDED.

DISCUSSION ITEMS:

- B. LIGHT RAIL REVIEW PANEL UPDATE: The Light Rail Review panel will continue to review the station designs at the concept phase of development. The panel will meet on October 2nd for a retreat to discuss the project and to begin development of the Concept Design Report.
- C. DOWNTOWN URBAN DESIGN STRATEGY: Rahaim reported.
- D. DESIGN CENTER IDT MEETING: Rahaim reported on the August 23rd Interdepartmental Team meeting.
- E. CITIES OF GREEN CONFERENCE: Rahaim reported.
- F. SITE VISITS TO COMPLETED PROJECTS: Commission staff are scheduling a series of site visits to completed projects that the Commission has reviewed.
- G. WOODLAND PARK ZOO SITE VISIT: The Commission is planning to review the schematic design of Zoo projects at the Zoo in order to better understand the context.
- H. REPORT FROM LISA RAFLO: Raflo reported
- I. LIBRARIES FOR ALL PROGRAM: Rahaim reported on the fee proposal for Design Commission review of the library projects.
- J. CENTRAL LIBRARY PROJECT REVIEW: The October 21st Design Commission meeting has been rescheduled for October 28th so that the Central Library project can be reviewed while Rem Koolhaas is in town.
- K. QUEEN ANNE STANDPIPE UPDATE: Rahaim reported.
- L. ARCHITECT SELECTION FOR CAPITOL HILL AND HIGH POINT LIBRARIES: Rahaim reported.

090999.5 Project: **Evers Pool HVAC Renovation**
 Phase: Design Development
 Presenters: Al Clawson, Parks and Recreation
 Ron Easterday, URS Greiner Woodward & Clyde
 Time: .5 hr. (SDC Ref. # DC00082)

In an effort to improve the air quality inside the pool house a new air handler must be installed. The new air handler will be larger than the existing one, necessitating a larger space than the existing mechanical room. Therefore a new addition will be added to the southeast corner of the pool house for the new air handler.

The addition will replicate the architectural appearance of the existing concrete structure and plaza area. The roof will be utilized as a viewing platform, accessed by a stair on the north side of the addition. Given the heavily landscaped nature of the site, the addition will have minimal visual impact from the street.

Discussion:

- Jaso:** Did you explore alternatives that contrasted visually with the existing structure?
- Easterday:** We looked at various designs, but decided that the addition was such a small element that it should blend in rather than stand out.
- Sundberg:** I don't mind the simple concrete appearance. It is reminiscent of the period in which it was designed.
- Dubrow:** With an addition of this size, I think the camouflage approach works well. Since you have made the roof accessible as an upper terrace, I encourage you to give the metal handrail a special treatment. It is a great opportunity to include a simple artistic element.
- Foley:** The connection between the northwest corner of the addition and the pool house appears complicated.
- Easterday:** It is very complicated. The addition has to overlap with the existing structure because of the mechanical shaft location, which makes a tight fit between the skylight, the parking area, and the sidewalk.
- Girvin:** I encourage you to ensure that there is at least a four foot wide walkway along the south side of the building that extends down to 23rd Avenue.
- Action:** **The Commission appreciates the thorough presentation and recommends approval of the project as presented with the following comments and recommendations.**
- **The Commission recommends that the walkway along the parking area be continued to 23rd Avenue as a pedestrian connection and be at least four feet in width; and**
 - **recommends exploration of creative and artistic design solutions for the metal railing around the new viewing platform over the HVAC room**

090999.6 Project: **Westlake Park Improvements**
 Phase: Concept
 Presenters: Al Clawson, Parks and Recreation
 Time: .5 hr. (SDC Ref. # DC00083)

The Parks Department conducted a recent survey of necessary improvements to be made at Westlake Park in the future. With the excess survey budget the water wall mechanical systems will be updated. These improvements include updating the water filtration system, installing ozonation and bromine systems, and upgrades to the ladder that accesses the underground vault.

Other possible improvements, pending additional funds, may include replacing outlets located at each tree in the plaza, replacing some outlet vaults, removing unused lighting, replacing decorative string lights with LID tube lights, and reinstating the lighting display on the water wall.

Action: The Commission appreciates the presentation and recommends approval of the project as presented.